

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On January 28, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 28, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
John P. Valengavich  
Pasquale A. Pepe

**Staff Present:** Brian Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### **OPEN SESSION**

**ACCEPTANCE OF MINUTES OF JANUARY 17, 2013, JANUARY 18, 2013 and JANUARY 22, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 17, 2013, January 18, 2013 and January 22, 2013. The motion passed unanimously.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

### **EXECUTIVE SESSION**

#### **REAL ESTATE- UNFINISHED BUSINESS**

**PRB #** 12-331-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights  
**Origin/Client:** DOA / DOA

**Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)**

The Board commenced discussion of the proposed Purchase at 9:40 a.m. and concluded at 9:55 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session and into Open Session. The motion passed unanimously.

### **OPEN SESSION**

#### **REAL ESTATE- NEW BUSINESS**

**PRB #** 13-006 **Transaction/Contract Type:** RE / Lease

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**Origin/Client:** DOT / DOT  
**File Number:** 151-296-010  
**Lessee:** Mohammad Khan  
**Property:** 624 Chase Avenue, Waterbury, CT  
**Project Purpose:** Standard Rental Agreement  
**Item Purpose:** Agreement for rental of a residential house subject to the provisions of the State of Connecticut "Standard Rental Agreement Specifications and Covenants" dated January 2007.

Ms. Goodhouse reported that the property at 624 Chase Avenue, Waterbury was acquired in 2011 for the construction and widening of Chase Avenue, Waterbury (PRB #11-265; \$128,000). The lot is 5,245 sf on the northerly side of heavily traveled Chase Avenue, and easterly side of Cooke Street located near the Route 8 on/off ramps. It is improved with 1,498 square feet, 7 room, 1 and ½ story dwelling built in 1924. The property has been recently rezoned from "residential" (RM) to "commercial arterial (CA) and the neighborhood is in transition from residential to commercial uses. DOT has determined that the transportation project allows the premises to be rented on a month-to-month basis as an interim use.

In May 2012, a fair market rental estimate of \$550/month was established by DOT for a similar rental property located at 543 Chase Avenue, Waterbury, and DOT relied on that estimate as a guide for negotiating the \$700/month rental rate for the subject property. The initial payment is \$1,400, which includes a \$700 security deposit. Thereafter, the Second Party will pay \$700 on the first day of each month until DOT terminates the agreement. Although the house is in generally good condition, work needs to be done including minor bathroom renovations, minor plumbing, electrical upgrades, carpet removal in selected rooms, and patch and painting.

Staff recommended Board approval of the item. The property was well advertised, and the rental rate of \$700/month is supported by the May 2012 appraisal of a similar DOT rental property. The rental agreement is in the standard form previously reviewed and approved by the Board. Occupancy will prevent vandalism and slow depreciation until such time when DOT can release the property as surplus through a public bid process.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 13-004      **Transaction/Contract Type:** AE / New Contract  
**Project Number:** BI-RD-273      **Origin/Client:** DCS/WCSU  
**Contract:** BI-RD-273-ARC  
**Consultant:** Jacunski Humes Architects, LLC  
**Property:** Western Connecticut State University, Danbury  
**Project Purpose:** New Campus Police Station Project  
**Item Purpose:** New contract to compensate the consultant for services related to the development of a pre-design study, completion of design documents and construction administrations services. The services will be provided for the construction of an 8,100 GSF building which will be utilized as the new campus public safety facility.

Mr. Dillon reported that in general the project involves the completion of a pre-design planning study and design documents for the construction of a new police station at the Western Connecticut State University

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Campus. The overall project is intended to include the construction of an 8,100 GSF facility inclusive of all required administrative, conference, record retention, training, evidence room and detention requirements. The pre-design study once completed will assist in the verification of three identified mid-town sites, development of the project scope and space programming needs based upon the established construction budget.

In January 2012 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the New Police Station at WCSU Project. DCS elicited ten responses to the advertisement of which all of the respondents were considered “responsive”. After completion of the internal review process, four firms were selected for short-listed interviews. These firms were Jacunski Humes Architects, LLC; Kaestle Boos Associates, Inc.; Pacheco Ross Architects, P.C. and the RBA Group of Connecticut, LLC. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Jacunski Humes Architects, LLC (“JHA”) as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the WCSU New Police Station Project from the initiation of a pre-design study, design phase services and construction administration. The overall compensation rate for this basic service is \$310,000 and an additional \$65,000 for special services. As such the total project fee is \$375,000. The special services detailed in the project scope include a pre-design study, survey work, commissioning services and geotechnical engineering.

DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved pursuant to Public Act 07-7 Section 104 by the State Bond Commission.

JHA is locally located in Berlin Connecticut. This firm was established in 1999 and the office has 6± Architects and construction related professionals. JHA is a LLC will be operating under the license of Mr. Brian Humes with an Individual’s Architecture License No. ARI.0004174. The license is valid until 07/31/2013. Admiral Insurance Company Inc. reported that over the past 5 years JHA has been exposed to three (3) professional liability claims related to various construction and design issues. All of these claims are still currently open. The submittal is accompanied by a Consulting Agreement Affidavit notarized on 5/22/2012.

Mr. Dillon recommended that SPRB approve the contract Jacunski Humes Architects, LLC to provide design related services at the Western Connecticut State University New Police Station Project.

### **OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-321-A** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-331-A. The motion passed unanimously.

**PRB FILE #13-004** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-004. The motion passed unanimously.

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**PRB FILE #13-006** - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #13-006. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary